Proposed Miscellaneous Changes

§ 5.1 Zoning Permits
(D) Subdivisions
All lots created by or resulting from subdivision shall conform to all regulations governing the zoning district in which the property is located.

A. Minor Subdivision: A division of land resulting in no more than two (2) lots within a three-year period, requires an administrative permit.
B. Major Subdivision: A division of land resulting in more than two (2) lots within a three-year period or where a portion of the land falls in a different district, a Conditional Use and Site Plan Review are required.

B. A contiguous parcel of land in the town of Greensboro may be subdivided into no more than four (4) lots in any given 12-month period unless in conjunction with a PUD approved by the Development Review Board in accordance with Article 4.9 Planned Unit Development.

Application requirements:
1. All relevant State permits must be obtained.
2. A survey map prepared by a licensed surveyor which includes existing and proposed property lines, lot lines, boundary dimensions, location of roads, driveways, ROWs, easements, culverts, waterways, wetlands, floodplains, existing structures, wells, septic systems.
3. Recording fee and other local fees.
4. The Town Clerk of Greensboro shall not record any deed which evidences a subdivision of land unless the ZA certifies that such subdivision is in compliance with town zoning and subdivision regulations and after the appeal period and all appeals are considered. The ZA may refer any subdivision to the Development Review Board, if deemed necessary.

§ 2.3 Greensboro Village District, § 2.5 Rural Lands District, and § 2.6 Resource District, sign setback changes from 50’ to 25’.

§ 5.13 Zoning Enforcement Policy
F. Any written notice of a zoning violation in the Shoreland Protection District will be sent to the Agency of Natural Resources.

§ 5.4 Conditional Uses
(C) Specific standards shall include:
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected. This standard will be removed, as it is not applicable for residential applications. This standard is included in the site plan review for commercial and industrial uses.

§ 5.4 Conditional Uses
(C) Specific standards shall include:
7. Noise, air pollution, exterior light, viewshed and effects on the character of the neighborhood shall be considered.
*Exterior light* and *viewshed* are added.

§ 9.2 Definitions
**Height (of Structures):** The vertical distance measured from the average finished ground elevation around the foundation to the top of a structure or to the highest point of the roof surface of a building.